APPLICATION NO:
F/2000/2903

LOCATION:
92 Victoria Road, Wargrave Reading.

APPLICANT:
Mr & Mrs French C/O Top Class Conservatories

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **30/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs French
C/O Top Class Conservatories
2 Love Lane
Donnington
Newbury
RG14 2JH

Application Number: F/2000/2903

Parish: **WARGRAVE**

Location: **92, Victoria Road, Wargrave, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/01/2001

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/2903

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
92, Victoria Road, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

06 December 2000

**********FILE COPY**********

Tel: 0118 974 6442

Date: **06 December 2000**

My ref: F/2000/2903

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2903
92, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2903**
92, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6442

Date: **06 December 2000**

My ref: F/2000/2903

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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92, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

Tel. 0118 9746429 (Direct Line)

Date 14-11-00

Your ref.

My ref.

04 DEC 2000

Dave Flack
Top class Conservatories
2 Love Lane
Donnington, Newbury
Berks RG14 2JH

04.DEC.2000* 2503

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

NB 1 Set retained.

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: The forms should be signed on behalf of the applicant. MR & MRS FRENCH ☑

9) The Section 66 Certificate is missing/unsigned/not deleted. Is any encroachment intended? Show boundaries on floor plans. ☑ NO

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: Scaled floor plan. Where is exit from dwelling? ☑

12) The following elevational plans are required: Scaled elevations of conservatory are required or all measurements - ie height? * ☑

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

* elevations need to be flat not 3 dimentional

WORK SHEET FOR: George Allpress

Application Number: F/2000/2903

Applicant: Mr & Mrs French C/O Top Class Conservatories.

Location: 92 Victoria Road, Wargrave, Reading.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		14/12/00

Date of Neighbour Notifications : 06/12/00

Date of Site Visit : 14/12/00

Date Registered : 04/12/2000

Earliest Date for Decision : 30/12/2000

Latest Consultation Date/Site Notice Expiry Date : 30/12/2000
03/01/01 (GA)

This application will have expired on: 29/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
WARGRAVE PARISH COUNCIL - NOT IN KEEPING - OVERBEARING - WOULD SET A DANGEROUS PRECEDENT.

At the time of writing no comments have been received in response to the Council's consultation procedure.

Planning Issues : The issues addressed by this application are neighbour amenity.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2903

Appraisal :

The application property is a two storey Victorian mid terrace property which is 'L' shaped in plan form formed by an original two storey outreach/extension. The neighbouring property on one side has a corresponding outreach, and the neighbour on the other shares a void. The application property has been further extended at ground level by a 6.3 metre deep solid brick extension. No.90 to the west has a similar extension albeit around 1.7 metres less in depth. The neighbour which shares the void no.94 is has no extensions.

The application proposes a conservatory to be built beyond the existing extension at a depth of around 3.5 metres and in part infilling the side passage which is currently formed by the void between properties.

The projection beyond no.90 is not considered such that would result in an overbearing impact.

The void between this and the neighbour no.94 is long and dark. Infilling as proposed has the potential to further obstruct light to no.94.

However, the windows of no.94 that face out onto this aspect are either non-habitable room windows or a secondary window to a habitable room. In addition the back part of the passage (that to the application property) will remain open, the conservatory commencing 4.0 metres from the main back elevation, and the shared boundary fence measures approximately 2.2 metres high. The proposed conservatory has floor to eaves height of 2.2 metres with a fully glazed pitched roof at a pitch of around 30 degrees.

The obstruction to light or enclosing impact is therefore not considered such that would justify refusal of planning permission.

Street scene is not at issue as the structure does not impact on the public domain, and there would be no increase in parking requirements.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2000/2903

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

RECORD OF SITE VISIT

SITE ADDRESS: 92 Victoria Road, Wargrave, Reading.

APPLICATION NUMBER: F/2000/2903

OFFICER: George Allpress

DATE OF SITE VISIT: 14/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Defined settlement characterised by *Victorian and Edwardian artisans dwellings.*

3. DESCRIPTION OF SITE/BUILDING Mid terrace single family house, situated on south side of Victoria Road.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.94 to the east, no.90 to the south.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	As existing.
LEVELS	Fall west to east and garden level rises at rear.
BOUNDARY TREATMENT	2.2 metre high timber fencing on dwarf wall to no.94, 1.5 metre high fence to no.90.
OTHERS	None

WEOTOEBA

MP

FROM: George Allpress

DATE: 06 December 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

38147

Application Number: F/2000/2903

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 92, Victoria Road, Wargrave, Reading.

Applicant: Mr & Mrs French C/O Top Class Conservatories.

Your observations are required in respect of this application **by 30/12/2000**

CS

COPIES TO: ACK:

FILE:

OBJECT

- Not in keeping with the locality
- Overbearing
- Would set a dangerous precedence

SIGNED: _____ DATE: 18/12/00

Clerk To Wargrave Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~07 NOV 2000~~ Valid 04 DEC 2000

Officer: GA | Application No. F/2000/2903

Map No. ..... Site ..002...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 92 VICTORIA ROAD

Parish: WARGRAVE Ward: WARGRAVE

6.12.00

Applicant: MR/MRS FRENCH

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Signed on behalf of agent, not applicant ✓	14/11	✓ 4/12
5	Elevation plans	Scaled drawings? ✓		✓
6	Floor plans	No measurements ✓		✓
7	Metric scale disclaimer	where is exit from dwelling? ✓		✓
8	Encroachment letter	Possible encroachment — need to show boundaries on plans. ✓	None	✓
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.12.00. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... SLN+ 6–12 (all) Recreation Road .....
..... 90, 94, 111 & 113 Victoria Road ✓ .....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 04.DEC.2000* 2903

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS FRENCH.
	Address and postcode	92 VICTORIA RD.
		WARGRAVE
		BERKSHIRE
		RG10 8AE
	Phone number	01189 401679.
2	Agent's Name	DAVE PEACH.
	Address and postcode	TOP CLASS CONSERVATORIES
		2 LOVE LANE
		DONNINGTON, NEWBURY
		BERKS
	Phone number	RG14 2JH.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	92. VICTORIA RD
		WARGRAVE
		BERKS
		RG10 8AE
4	Give brief details of the proposal for example, two storey side extension. About the application	WHITE PVCu & POLYCARBONATE CONSERVATORY

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of MR & MRS FRENCH. ~~TOP CLASS CONSERVATORIES~~

Date 31·10·00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

04.DEC.2000* 2903

ADDRESS 92, VICTORIA ROAD PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7978 (21)

BUILDER

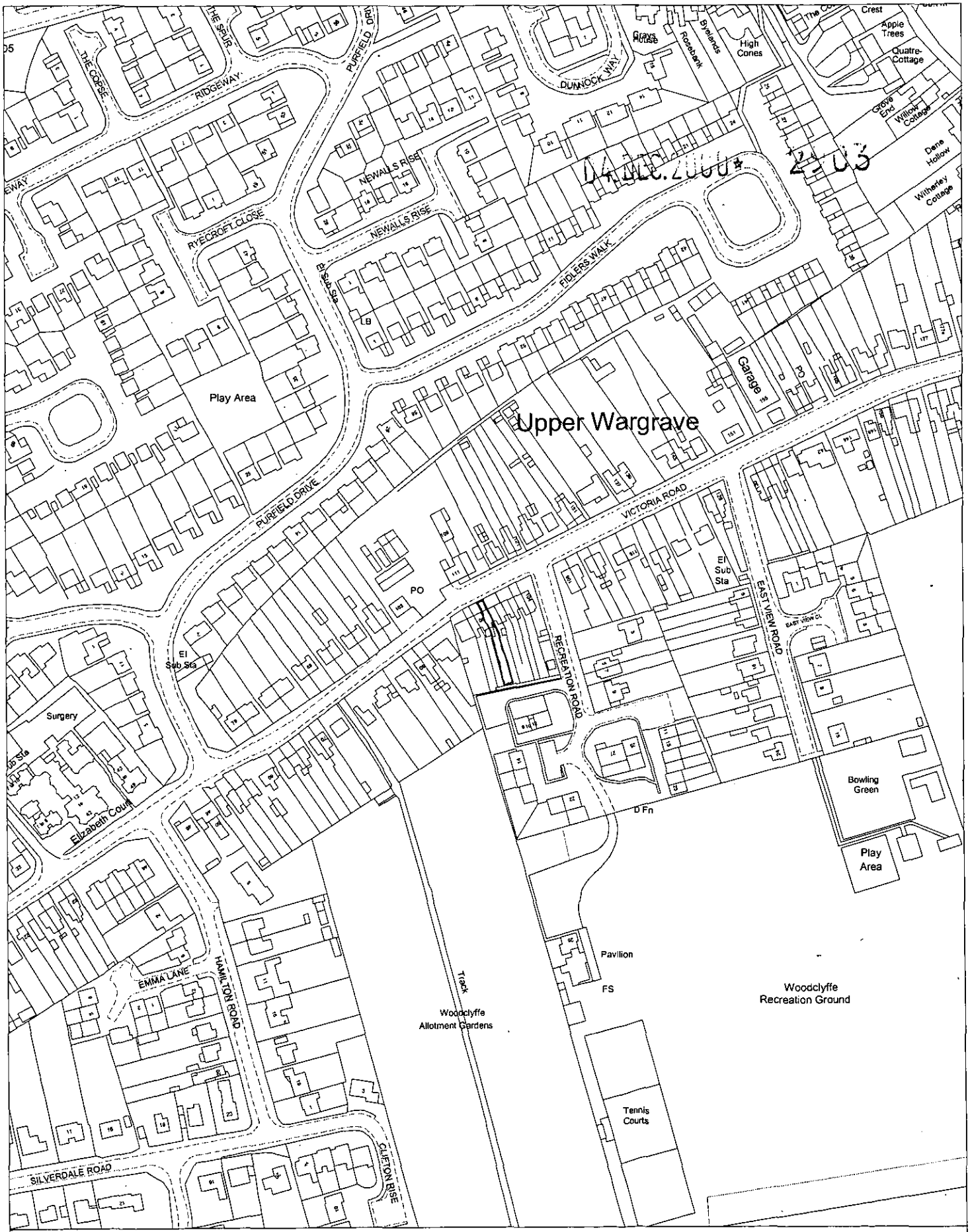
Plan No.	Applicant	Description of Development	Date of Decision	Decision
43794	MRS MAS M. FRENCH	S/SS. EXTENSION	25.1.95	CA
FP95/3341	"	" WI. ALT.	3.4.95	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 26 October 2000

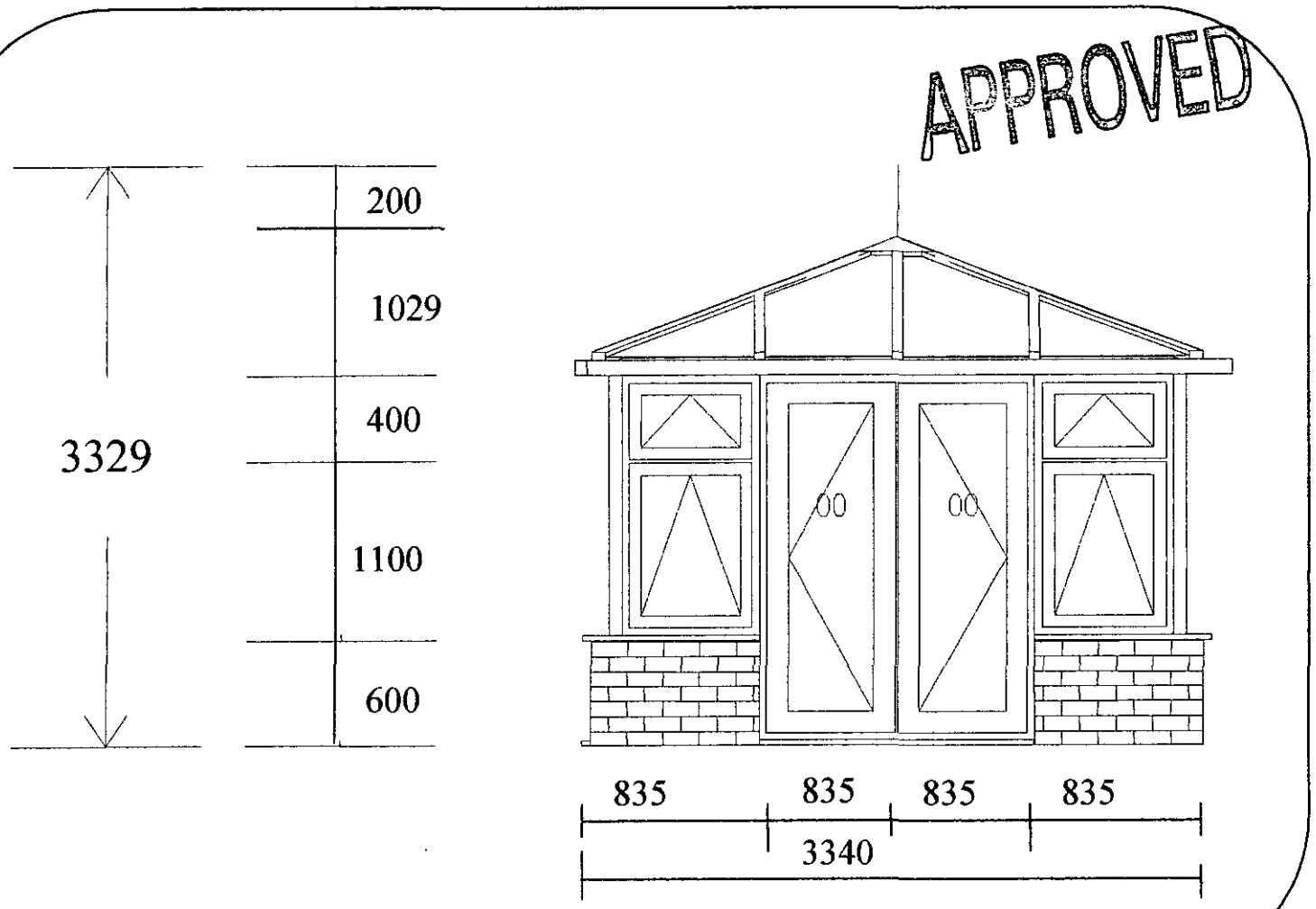
N
W E
S

Top Class Conservatories

2 Love Lane. Donnington. Newbury. Berks. RG14 2JH

Tel 01635 524345
Fax 01635 41825.

Proposed Conservatory



Notes

BRICKS
All bricks to match existing building

POINTING
Finished to match existing

DPC
Horizontal DPC to be installed 150mm above ground level in line with the existing house

Perpendicular DPC to be installed at all cavity closing

DPM
1000 gds polythene laid on blinding

Client

MR & MRS FRENCH

Address

92 Victoria Road
Wargrave
Berks

04.DEC.2000 * 2503

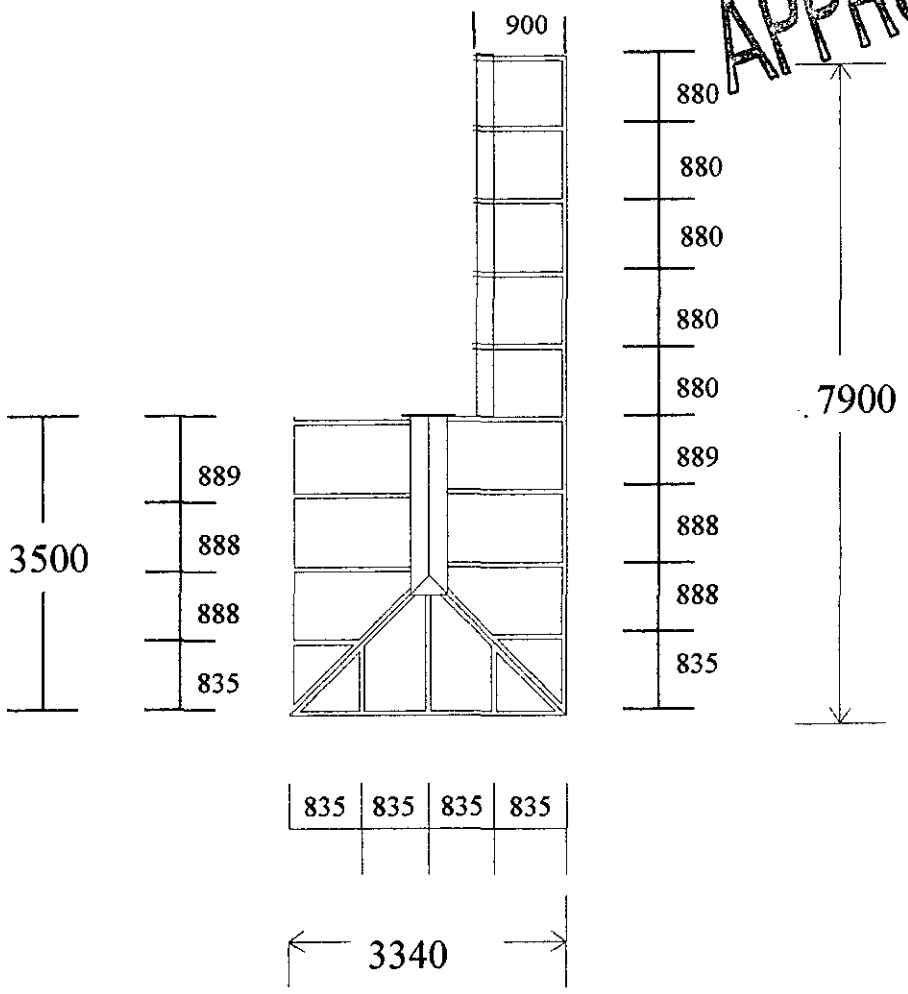
Top Class Conservatories

2 Love Lane. Donnington. Newbury. Berks. RG14 2JH

Tel 01635 524345
Fax 01635 41825.

Proposed Conservatory

APPROVED



Notes

Code 4 stepped lead flashing

MEASUREMENTS

All measurements are in millimetres

Do not scale drawings

Client

MR & MRS FRENCH

Address

92 Victoria Road
Wargrave
Berks

04.DEC.2000* 2203

04.DEC.2000* 2903

Top Class Conservatories

2 Love Lane. Donnington. Newbury. Berks. RG14 2JH

Tel 01635 524345
Fax 01635 41825.

Proposed Conservatory



LOVED

Notes

Client

MR & MRS FRENCH

Address

92 VICTORIA RD
WARGRAVE
BERKS
RG10 18AE

04 DEC 2006* 2303

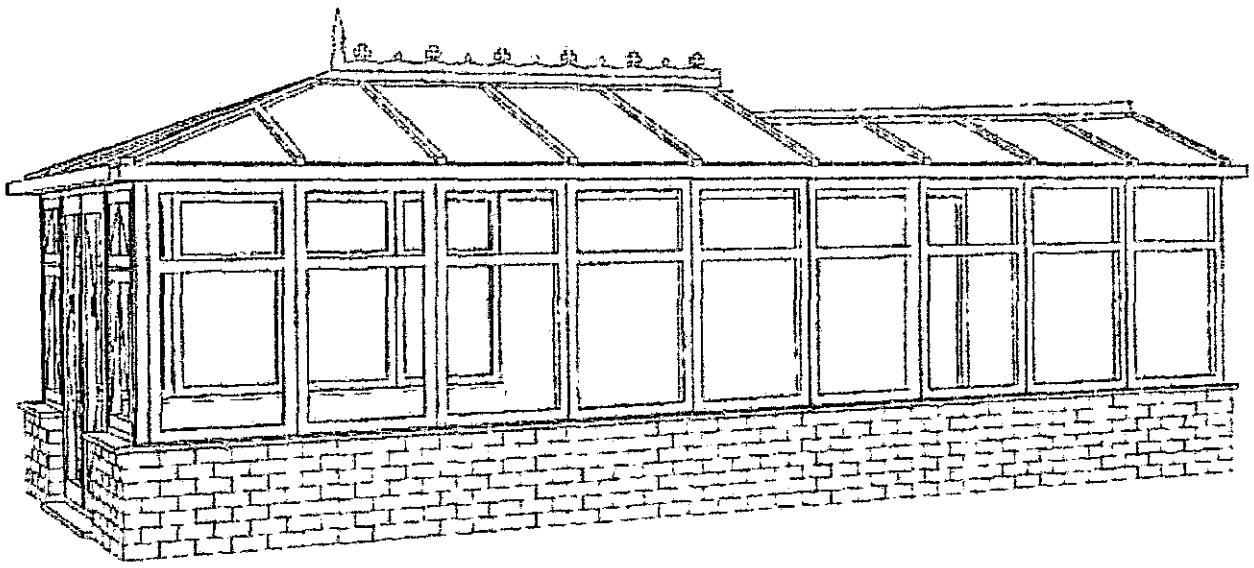
Top Class Conservatories

2 Love Lane. Donnington. Newbury. Berks. RG14 2JH

Tel 01635 524345
Fax 01635 41825.

APPROVED

Proposed Conservatory



Flowline gutter system

Aluminium rafters with white PVCu glazing covers

Pre-vented and dripped Polycarbonate roofing sheets

Vented aluminium ridge with white PVCu covers
Classic crest and finial

Client

MR & MRS FRENCH

Address

92 VICTORIA RD
WARGRAVE
BERKS
RG10 18AE

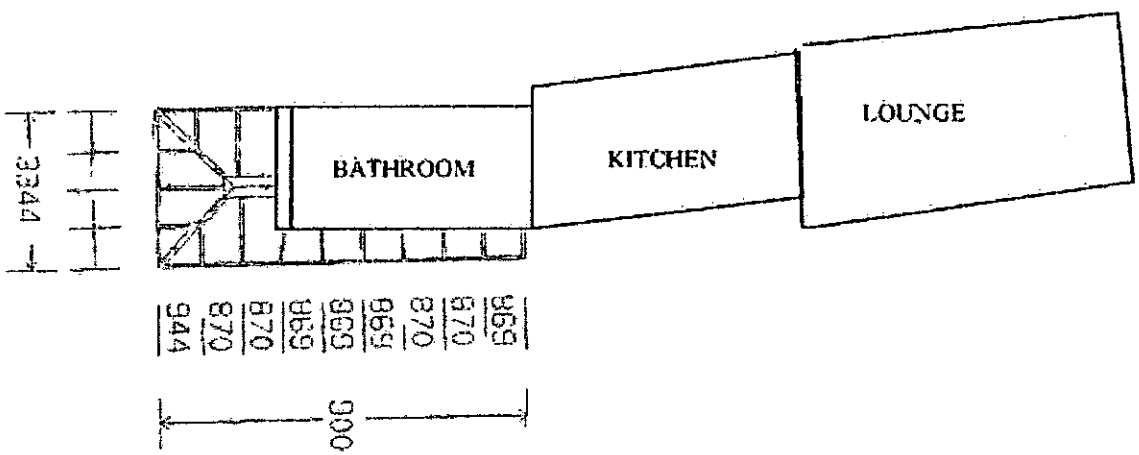
Top Class Conservatories

2 Love Lane. Donnington. Newbury. Berks. RG14 2JH

Tel 01635 524345
Fax 01635 41825.

APPROVED

Proposed Conservatory



Notes

Code 4 stepped lead flashing

MEASUREMENTS

All measurements are in millimetres

Do not scale drawings

Client

MR & MRS FRENCH

Address

92 VICTORIA RD
WARGRAVE
BERKS
RG10 18AE

04 DEC 2003*

04.DEC.2003* 2983

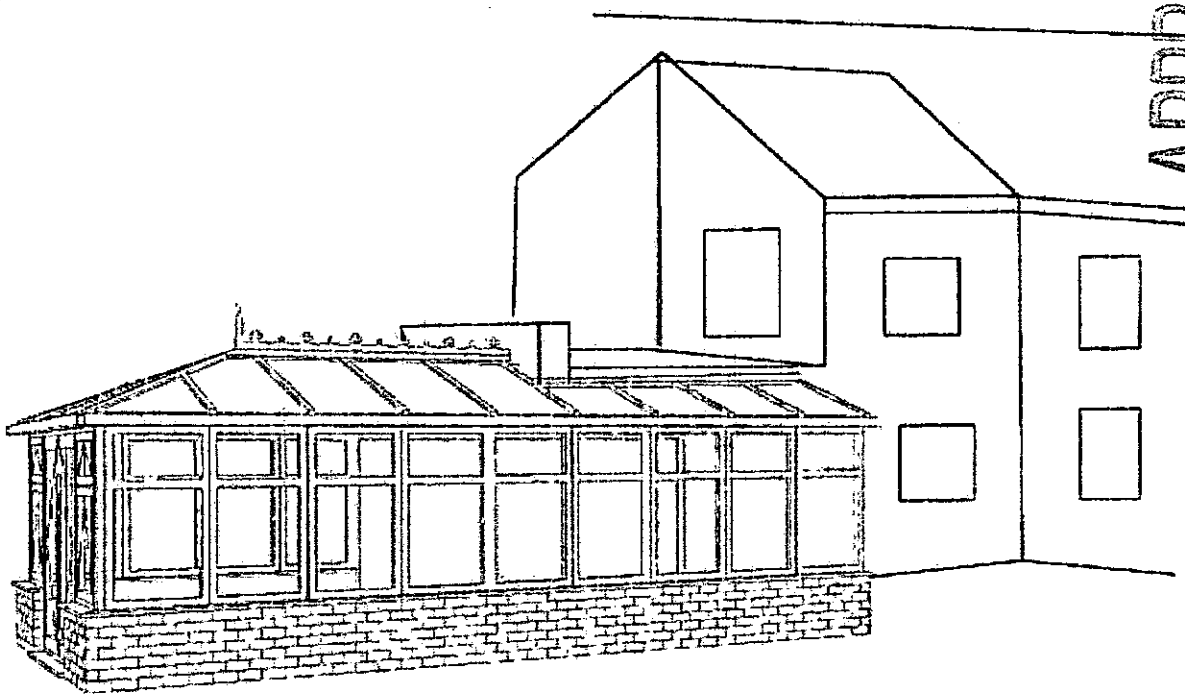
Top Class Conservatories

2 Love Lane. Donnington. Newbury. Berks. RG14 2JH

Tel 01635 524345
Fax 01635 41825.

Proposed Conservatory

APPROVED



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Client

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Address

92 VICTORIA RD
WARGRAVE
BERKS
RG10 18AE

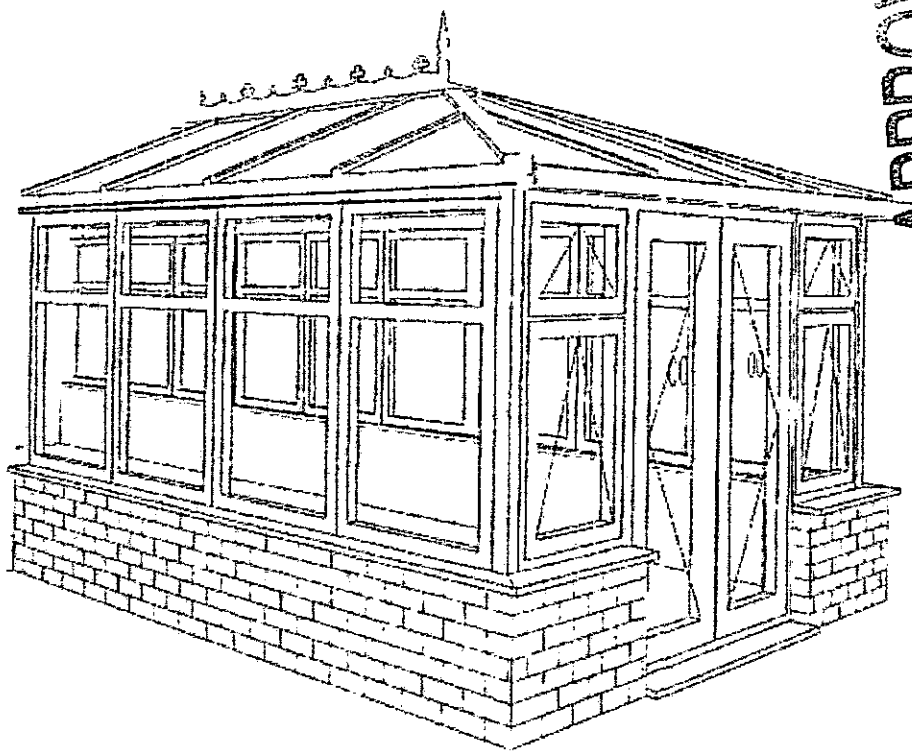
Top Class Conservatories

2 Love Lane. Donnington. Newbury. Berks. RG14 2JH

Tel 01635 524345
Fax 01635 41825.

04.DEC.2003 2303

Proposed Conservatory



APPROVED

Notes

Reinforced concrete oversite and footings

Screeded floor to receive tiles

SUPERSTRUCTURE

PVCu white steel reinforced multi locking windows

PVCu welded cill

Heavy gauged reinforced mullions posts with white PVCu covers

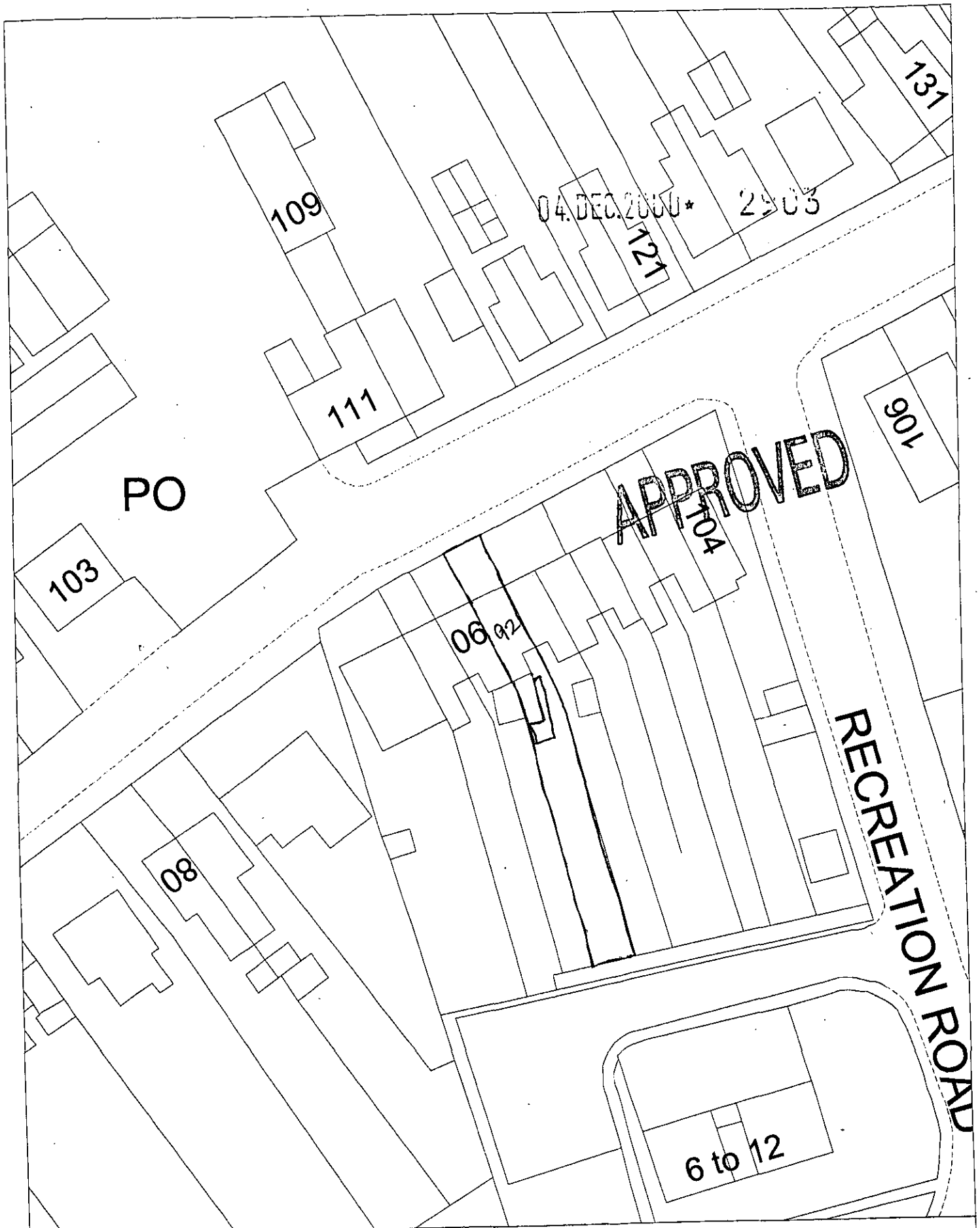
Heavy gauged aluminium corner posts with PVCu covers

Client

MR & MRS FRENCH

Address

92 VICTORIA RD
WARGRAVE
BERKS
RG10 18AE



Site Plan, Scale: 1 to 500

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Date: 26 October 2000

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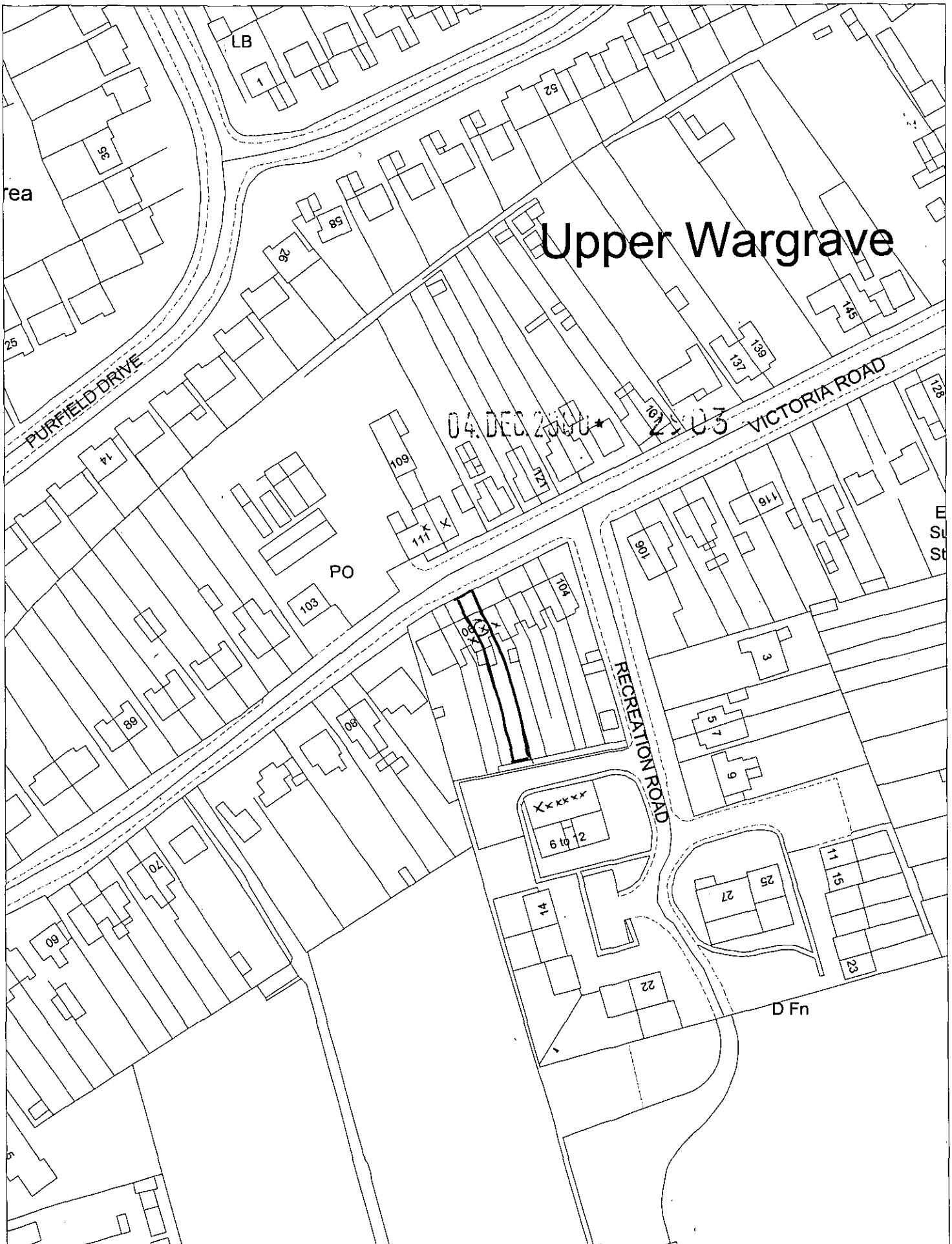

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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2000

Scale: 1 : 1250

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W E
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